

MAPLETON
U T A H
PLANNING COMMISSION MINUTES
November 18, 2024

PRESIDING AND CONDUCTING: Sharee Killpack

Commissioners in Attendance: Rich Lewis
Alece Nelson
Melanie Bott

Staff in Attendance: Sean Conroy, Community Development Director
Jeni Crookston, Planner

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Sharee Killpack called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given.

Item 1. Planning Commission Meeting Minutes – September 26, 2024.

Motion: Commissioner Lewis moved to approve the September 26, 2024, Planning Commission Meeting Minutes.

Second: Commissioner Bott

Vote: Unanimous

Item 2. Consideration of a Home Occupation Permit to operate a small daycare service within the existing dwelling located at 926 West 800 North in the RA-2 Zone.

Motion: Commissioner Lewis moved to approve Home Occupation permit to operate a small daycare service within the existing dwelling located at 926 West 800 North in the RA-2 Zone with the following conditions:

1. A fire inspection will be required prior to operation.
2. The use must be in compliance with MCC Section 18.84.380.
3. Applicant must provide evidence of their childcare license as required by the state.

Second: Commissioner Bott

Vote: Unanimous

Item 3. Consideration of a Preliminary Plat application for the Harmony Ridge Plat "G" subdivision consisting of 113 town home lots located at approximately 400 West 5200 South in the Planned Development (PD-3) Zone.

Motion: Commissioner Lewis moved to approve the Preliminary Plat for the Harmony Ridge Plat "G" subdivision consisting of 113 town home lots located at approximately 400 West 5200 South in the Planned Development (PD-3) Zone with the condition that all outstanding Development Review Committee comments be addressed prior to plat recording.

Second: Commissioner Bott

Vote: Unanimous

Item 4. Consideration of a request for a Variance to increase the allowed height of a new dwelling located at 204 South Troy Street in the RA-1 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This is a 1/2-acre lot, with a 20% or more slope from east to west. This request would allow the height to be measured from where the slope has been filled in, verse the previous natural grade level. Staff recommends approval of the Variance request from the existing fill grade of the property.

Motion: Commissioner Bott moved to grant the Variance to increase the allowed height of a new dwelling located at 204 South Troy Street in the RA-1 Zone with the condition that the dwelling not exceed 40 feet in height above the elevation of the existing fill.

Second: Commissioner Nelson

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date